



**WEST CONTRA COSTA HEALTHCARE DISTRICT
DOCTORS MEDICAL CENTER**

BOARD OF DIRECTORS MEETING

**WCCHD DOCTORS MEDICAL CENTER
BOARD OF DIRECTORS
MEETING
May 3, 2016 - 4:30 P.M. PST
San Pablo City Council Chambers
13831 San Pablo Ave.
San Pablo, CA 94806**

Board of Directors

*Eric Zell, Chair
Deborah Campbell, Vice Chair
Irma Anderson
Nancy Casazza
Beverly Wallace*

AGENDA

1. **CALL TO ORDER** E. Zell, Chair
2. **ROLL CALL**
3. **PUBLIC COMMENTS** E. Zell, Chair
*[At this time persons in the audience may speak on any items not on the agenda
and any other matter within the jurisdiction of the District Board]*
4. **APPROVAL OF MINUTES OF March 17, 2016**
5. **ADJOURN TO CLOSED SESSION** E. Shaffer, Attorney
 - a. Conference with Real Property Negotiators (Gov. Code Section 54956.8) Regarding Pending Hospital Property Sale and Warehouse Sale
Agency Negotiators: K. White, E. Shaffer; Buyer: Royal Guest Hotels
 - b. Potential Litigation (Gov. Code Section 54956.9)(d)(4), One Potential Case
6. **ANNOUNCEMENT OF REPORTABLE ACTION(S) TAKEN IN CLOSED SESSION, IF ANY**
7. **OPERATIONS UPDATE** B. Ellerston, Interim CNO
 - a. Presentation
 - b. Public Comment
 - c. Discussion
 - d. *ACTION: For Information Only*
8. **FINANCIAL UPDATE** V. Scharr, Associate Administrator
 - a. Presentation
 - b. Public Comment
 - c. Discussion
 - d. *ACTION: For Information Only*

9. **VENDOR IT EQUIPMENT DISPOSITION AGREEMENT** B. Ellerston, Interim CNO
- a. Presentation
 - b. Public Comment
 - c. Discussion
 - d. *ACTION: Approval of Vendor IT Equipment Disposition Agreement*
10. **VENDOR GENERATOR/SWITCHES EQUIPMENT DISPOSITION AGREEMENT** B. Ellerston, Interim CNO
- a. Presentation
 - b. Public Comment
 - c. Discussion
 - d. *ACTION: Approval of Vendor Generator/Switches Equipment Disposition Agreement*
11. **AMENDMENT TO PURCHASE AND SALE AGREEMENT SELLING DOCTORS MEDICAL CENTER TO ROYAL GUEST HOTELS: EXTENDING BUYER'S CONTINGENCY PERIOD** E. Shaffer, Legal Council
- a. Presentation
 - b. Public Comment
 - c. Discussion
 - d. *ACTION: Approval of Resolution Amending the Purchase and Sale Agreement and Authorizing the Board Chair and Management to Take Action Necessary to Complete the Transaction*
12. **AMENDMENT TO AUTHORIZATION TO SELL AGREEMENT EXTENDING CONTRACT WITH KENNEDY WILSON PROPERTIES AND JOHN TROUGHTON TO MARKET DOCTORS MEDICAL CENTER PROPERTY TO DECEMBER 31, 2016** E. Shaffer, Legal Council
- a. Presentation
 - b. Public Comment
 - c. Discussion
 - d. *ACTION: Approval of Contract Extension*
13. **DISPOSITION OF WAREHOUSE PROPERTY AT 34TH STREET AND MORAN AVENUE IN RICHMOND** E. Shaffer, Legal Council
- a. Presentation
 - b. Public Comment
 - c. Discussion
 - d. *ACTION: Approval to Solicit Offers to Purchase Property*
14. **AUTHORIZATION TO SELL AGREEMENT WITH KENNEDY WILSON PROPERTIES AND JOHN TROUGHTON TO MARKET WAREHOUSE PROPERTY** E. Shaffer, Legal Council
- a. Presentation
 - b. Public Comment
 - c. Discussion
 - d. *ACTION: Approval of Authorization to Sell Agreement*

15. **PUBLIC HEARING ON PROPOSED AMENDMENTS TO TWO PROPERTY TAX TRANSFER AGREEMENTS WITH CONTRA COSTA COUNTY: EFFECT ON DISTRICT'S FEES, CHARGES, TAXES AND OTHER REVENUES** E. Zell, Chair
- a. Presentation
 - b. Public Comment
 - c. Discussion
 - d. *ACTION: Hold Public Hearing*
16. **AMENDMENTS TO TWO PROPERTY TAX AGREEMENTS WITH CONTRA COSTA COUNTY: REVISING ALLOCATION OF DISTRICT TAXES TO THE COUNTY** E. Zell, Chair
- a. Presentation
 - b. Public Comment
 - c. Discussion
 - d. *ACTION: Approval of Resolution Amending Two Property Tax Agreements and Authorizing the Board Chair to Execute Amendments*
17. **REQUEST APPROVAL OF A COUNTY SPONSORED/DRAFTED RESOLUTION CALLING FOR ELECTIONS FOR DISTRICT BOARD AND REQUEST CONSOLIDATION OF DISTRICT ELECTION WITH COUNTY-WIDE ELECTIONS** B. Ellerston, Interim CNO
- a. Presentation
 - b. Public Comment
 - c. Discussion
 - d. *ACTION: Approval of County Sponsored/Drafted Resolution*
18. **ELIMINATION OF DISTRICT-COUNTY JOINT GOVERNING BOARD AS NO LONGER NECESSARY GIVEN CLOSURE OF DOCTORS MEDICAL CENTER** E. Zell, Chair
- a. Presentation
 - b. Public Comment
 - c. Discussion
 - d. *ACTION: Instruct the Board Chair and Management to Discuss with the County*
19. **ADJOURNMENT OF MEETING** E. Zell, Chair

In compliance with the Americans with Disabilities Act, if you require special accommodations to participate in a District meeting, please contact the District Clerk at 510-970-5250 at least 48 hours prior to the meeting.